

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

**Comments:**

1. A Notice of Proposed Construction form 7460-1 must be filed with the FAA if any construction crane or equipment will exceed approximately 85 feet in height.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
Office Ph. 954-828-5123  
Office Fax: 954-828-5275  
Email: [timw@cityfort.com](mailto:timw@cityfort.com)

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

**Comments:**

1. Comments will be available at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
954-828-5875

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

**Comments:**

- 1) Train tunnel must be 4 hr rated. Please put note on plan.
- 2) Building fire sprinkler and standpipe system required at permit.
- 3) Flow test required.
- 4) Show fire main, DDC, FDC's and Hydrants on civil plan. Clearly identify and highlight hydrants around parking garage.
- 5) How is fire access achieved on all sides of this garage? Consider 3-5 of the FFPC.

# **DRC**

## **SITE PLAN REVIEW AND COMMENT**

### **REPORT**

**Division:** Info. Systems

**Member:** Mark Pallans  
(GRG)  
954-828-5790

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

#### **Comments:**

1. This site plan will adversely impact the City's communication networks in the future. The combined effects of building construction in Fort Lauderdale are having an adverse impact on the performance of the City's communication networks. Costs of mitigating the impact on the City's communication networks shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.
2. An internal bi-directional amplifier system will be required to address communications issues within this building.

#### **Recommendations:**

1. The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.
2. To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

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3. Qualified firms are: BearCom, Matt Klass, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Dan Fitzsimmons, (561) 350-1602; Motorola Land Mobile Products Sector, Steve Wurster, (954) 723-8927; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902; Rizzo Consulting Inc., Joseph Rizzo, (847) 372-6251; Signal Communications, Jonathan Franklin, (954) 493-6363.

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**Division:** Landscape

**Member:** Dave Gennaro  
954-828-5200

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

**Comments:**

1. All Tree Preservation Ordinance requirements apply. Be sure and add to the "Tree Survey Legend" whether the trees and palms are to remain, be relocated, or be removed. All relocated trees must be guaranteed; add this to the "notes".  
"Equivalent replacement" requirements apply to those trees to be removed.
2. Verify that the "Landscaping Requirements" of Sec. 47-15.24 are met. These are that "All parcels developed under these regulations shall provide well-maintained landscaped areas equal to 10% of the total parcel area...."
3. Other comments may be forthcoming.

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### **REPORT**

**Division:** Planning

**Member:** Chris Barton  
954-828-5849

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

**Comments:** This proposal is for a 1,692 space-parking garage to be located on a site adjacent to and partially upon the Northport/Broward County Convention Center DRI. The proposal is also for certain roadway and ramp improvements within the DRI for the existing 2,500 space parking garage. A new entry/exit drive is also to be provided from/to Eisenhower Boulevard approximately 700' south of the existing entry drive for the Convention Center and may conflict with a proposed security gate/wall system for the Port.

1. A portion of this project lies within the bounds of the Northport/Broward County Convention Center Development of Regional Impact. Provide a Binding letter of Determination from the Department of Community Affairs regarding the aggregation of this facility with those of the adjacent DRI as outlined in Chapter 9J-2.0275(4)(a). Is the proposal a part of or aggregated to the existing DRI?
2. Provide a narrative that identifies the anticipated/assigned uses of all proposed parking spaces that are to be developed within the proposed garage and discuss the relationship of the proposed garage with the existing facilities within the DRI.
3. Should DCA indicate that the proposal **is a part of or aggregated to** the existing DRI, a Notice of Proposed Change to amend the Development Order is recommended before the proposed garage site plan can be taken to the City Commission for approval.
4. Should DCA indicate that the proposed parking facility **is not a part** of the adjacent DRI and is not aggregated with that facility the proposed design will be evaluated in accordance with the ULDR regulations of Section 47-15, Port Everglades Development District **as a permitted use**.
5. Should DCA indicate that the proposal **is a part of or aggregated to** the existing DRI, this proposal will become **a conditional use** as an accessory to the Broward County Convention Center and will require approval by the City Commission. If so, in a detailed narrative, indicate how the proposal meets the criteria listed in ULDR Section 47-15.20.C.1 to 4.

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6. Any signs proposed must comply with ULDR Section 47-15.23.
7. In a narrative, describe how the proposed driveway on the west side will be used; will there be reversible lanes; is the stacking for exiting cars adequate; will the rail spur be relocated; will the area be landscaped and how will the future expansion of the toll booths affect the operation of this facility and the area roadway system. Discuss with the engineering representative.
8. In the narrative, describe how the proposed vehicular and pedestrian entrances on the north façade will be controlled and be used.
9. At a minimum, a traffic statement is to be provided to update the traffic study that was done for the BCCC/Northport DRI that shows the impacts if any, on the existing traffic within the area on Eisenhower Blvd., S.E. 17<sup>th</sup> Street and S.E. 20<sup>th</sup> Street. Recent access restrictions to Eisenhower Drive and the proposed security perimeter around the Port are to be fully explained as to how they will affect the operation of the proposed facility as well as the operation of the ramp system proposed for the existing Convention Center main garage.
10. Provide drawings of how the proposal has been coordinated with recently announced plans for the establishment of a security perimeter around Port Everglades. Indicate the most current design of the proposed security gate(s) both permanent and temporary, and the proposed wall/fence system on the site and landscape plans of the proposed garage. Discuss how the security and operational issues for the Port are to be handled during those times when events using the proposed garage and events using the Convention Center garage coincide.
11. Provide drawings that indicate the clear head height needed for the rail cars that are shown to pass under a portion of the proposed garage.
12. Provide color and material information for all facades and indicate any architectural screening or grill work that may be proposed for any of the facades of the structure. Provide a detail of a typical wall section. The design of the garage is subject to ULDR Sections 47-20.5 and 47-20.9.
13. Additional comments may be forthcoming.



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<b>Division:</b>	Police	<b>Member:</b>	Det. Gary J. Gorman 954-828-6421
<b>Project Name:</b>	Broward County Board of County Commissioners/Port Everglades	<b>Case #:</b>	90-R-01
<b>Date:</b>	July 22, 2003		

**Comments:**

1. Will impact resistant glass be used?
2. Will there be a security fence/gate at project openings?
3. How will access to project be controlled?
4. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
5. All entry doors and locking devices will have sufficient security rating.
6. Will a security system be installed to cover the golf cart room and toilet, electrical, generator, and pump room, along with some type of annunciator, to alert security that a door is standing open?
7. Will there be on-site security, or roving patrol?
8. Will there be an emergency phone/communication system installed?
9. Are ALL stairwells open to full view?
10. Will CCTV be installed to monitor ALL entry/exit ramps, ALL stairwells, and ALL elevator entry/exit lobbies?
11. Will each level have some type of decorative security mesh/fencing around perimeter of open spaces in between walls?
12. Will top level have some type of security mesh/fencing around perimeter, to prevent accidents?
13. Will each turning area have sufficient space available?
- 14. Please submit comments in writing prior to DRC sign-off.**

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**Division:** Zoning

**Member:** Terry Burgess  
954-828-5913

**Project Name:** Broward County Board of County Commissioners/Port Everglades

**Case #:** 90-R-01

**Date:** July 22, 2003

**Comments:**

1. Provide setback dimensions from all property lines.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Parking spaces shall be a minimum of eight (8) feet, eight (8) inches in width and the length of eighteen (18) feet clear area.
4. Provide floor plans for each level of the parking garage and ramp slopes in accordance with section 47-20.9.
5. Provide building height from grade as defined in section 47-2.
6. Minimum ten (10) foot dimension required between toll booths in accordance with section 47-20.17.A.
7. Discuss location of handicap parking spaces and access aisles with applicant.
8. Additional comments maybe added at DRC meeting.